



Clapton Terrace , London E5



# Clapton Terrace

## London E5

Exquisite first floor, two bedroom period conversion with fabulous views over Clapton Common.

### DESCRIPTION

Set within a handsome Grade II listed four storey, end of terrace Georgian house, the accommodation comprises a bright welcoming entrance hall; generous living room with superb proportions, dining room, kitchen and two beautiful double bedrooms. The scenic River Lea and green open spaces of Springfield Park & Walthamstow Marshes are close by, as are Stamford Hill shops and supermarkets. There are excellent transport links to The City & West End with numerous good bus routes, and trains from stations at Seven Sisters (Victoria Line), Manor House (Piccadilly Line) and at Clapton & South Tottenham (Overground.)

Leasehold

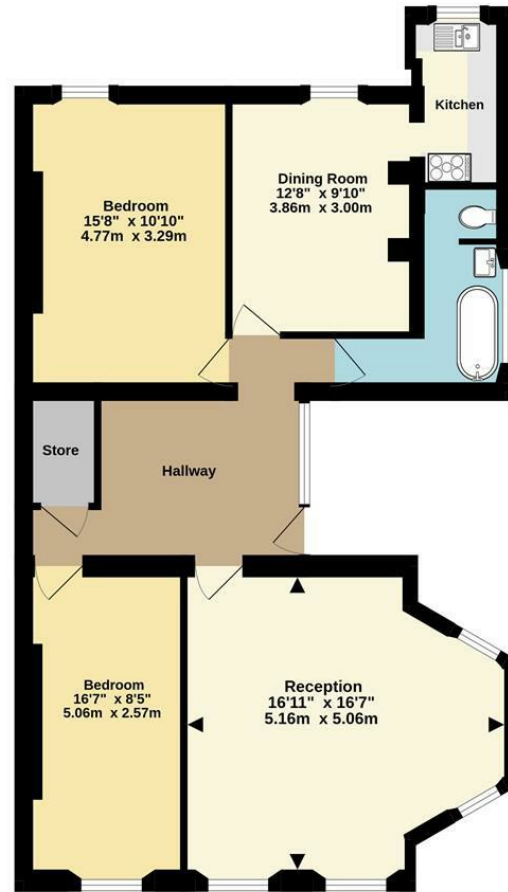
Asking Price £699,950







First Floor  
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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PROPERTY AGENTS

n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com